

HANCOCK COUNTY, INDIANA

Auditor's Certificate of Adjustment to the  
Base Assessed Valuation of TIF Districts

TIF Neutralization Assessed March 1, 2015 for 2016

August 12, 2015

*FSG*

Financial  
Solutions  
Group,  
Inc.

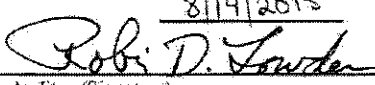
**PAY 2016 TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET**

County Hancock County  
 Jurisdiction City of Greenfield  
 Allocation Code T30001  
 Allocation Area Name Greenfield Combined Areas #1, 2 and 6

Form Prepared By:  
 Name Greg Guerrettaz  
 Unit/Company Financial Solutions Group, Inc.  
 Phone Number 317-837-4933  
 Email Address finance@msri.com

1) 2014 Pay 2015 Base Assessed Value of Allocation Area	\$20,314,767	
2) 2014 Pay 2015 Incremental Assessed Value of Allocation Area	\$42,790,451	
3) 2014 Pay 2015 Net Assessed Value of Allocation Area (Line 1 + Line 2)		\$63,105,218
4) 2015 Pay 2016 Net Assessed Value of Allocation Area	\$68,804,472	
5) 2015 Pay 2016 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	\$0	
6) 2015 Pay 2016 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	\$0	
7) 2015 Pay 2016 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	\$4,897,414	
8) Estimated Assessed Value Decrease Due to 2015 Pay 2016 Appeals Settlements in Allocation Area	\$0	
9) 2015 Pay 2016 Adjusted Net Assessed Value of Allocation Area (Line 4 - Line 5 + Line 6 - Line 7 - Line 8)		\$63,907,058
10) 2015 Pay 2016 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		1.01271
11) 2015 Pay 2016 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		\$20,572,968
12) 2015 Pay 2016 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		\$48,231,504
13) Estimated 2015 Pay 2016 Tax Rate for the Allocation Area (Round to Four Decimal Places)		2.4900
14) Estimated 2015 Pay 2016 Incremental Tax Revenue ((Line 12/100) * Line 13)		\$1,200,964
<b>2015 PAY 2016 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)</b>		<b>1.01271</b>

I, Robin Lowder, Auditor of Hancock County, certify to the best of my knowledge that the above base assessed value calculation is full, true and complete for the tax increment finance allocation area identified above.

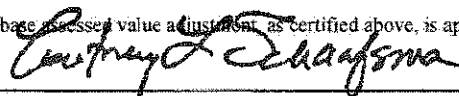
Dated 8/14/2015  
  
 County Auditor (Signature)

Robin D. Lowder  
 County Auditor (Printed)

**DEPARTMENT OF LOCAL GOVERNMENT FINANCE  
 CERTIFICATION OF TIF BASE NEUTRALIZATION**

Allocation Area Name Greenfield Combined Areas #1, 2 and 6

The base assessed value adjustment as certified above, is approved by the Department of Local Government Finance.

  
 Commissioner, Department of Local Government Finance

8-25-15  
 Date

# PAY 2016 TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET

County Hancock County  
 Jurisdiction Town of Fortville  
 Allocation Code T30002  
 Allocation Area Name Fortville Economic Development Area

Form Prepared By:  
 Name Greg Guerrettaz  
 Unit/Company Financial Solutions Group, Inc.  
 Phone Number 317-837-4933  
 Email Address finance@msn.com

1) 2014 Pay 2015 Base Assessed Value of Allocation Area	\$1,758,172	
2) 2014 Pay 2015 Incremental Assessed Value of Allocation Area	4,201,364	
3) 2014 Pay 2015 Net Assessed Value of Allocation Area (Line 1 + Line 2)		\$5,959,536
4) 2015 Pay 2016 Net Assessed Value of Allocation Area	6,200,484	
5) 2015 Pay 2016 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status		
6) 2015 Pay 2016 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status		
7) 2015 Pay 2016 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area		
8) Estimated Assessed Value Decrease Due to 2015 Pay 2016 Appeals Settlements in Allocation Area		
9) 2015 Pay 2016 Adjusted Net Assessed Value of Allocation Area (Line 4 - Line 5 + Line 6 - Line 7 - Line 8)		\$6,200,484
10) 2015 Pay 2016 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		1.04043
11) 2015 Pay 2016 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		\$1,829,255
12) 2015 Pay 2016 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		\$4,371,229
13) Estimated 2015 Pay 2016 Tax Rate for the Allocation Area (Round to Four Decimal Places)		3.0000
14) Estimated 2015 Pay 2016 Incremental Tax Revenue ((Line 12/100) * Line 13)		\$131,137
2015 PAY 2016 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		1.04043

I, Robin Lowder, Auditor of Hancock County, certify to the best of my knowledge that the above base assessed value calculation is full, true and complete for the tax increment finance allocation area identified above.

Dated 8/14/2015  
Robin D. Lowder  
 County Auditor (Signature)

Robin D. Lowder  
 County Auditor (Printed)

## DEPARTMENT OF LOCAL GOVERNMENT FINANCE CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name Fortville Economic Development Area

The base assessed value adjustment as certified above, is approved by the Department of Local Government Finance.

Courtney A. Schaafsma  
 Commissioner, Department of Local Government Finance

8-25-15  
 Date

# PAY 2016 TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET

County Hancock County  
 Jurisdiction Town of McCordsville  
 Allocation Code T30003  
 Allocation Area Name McCordsville (Combined) Economic Development Area

Form Prepared By:  
 Name Greg Guerrettaz  
 Unit/Company Financial Solutions Group, Inc.  
 Phone Number 317-837-4933  
 Email Address finance@msn.com

1) 2014 Pay 2015 Base Assessed Value of Allocation Area	\$1,560,632	
2) 2014 Pay 2015 Incremental Assessed Value of Allocation Area	\$4,043,418	
3) 2014 Pay 2015 Net Assessed Value of Allocation Area (Line 1 + Line 2)		\$5,604,050
4) 2015 Pay 2016 Net Assessed Value of Allocation Area	\$5,654,750	
5) 2015 Pay 2016 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	\$0	
6) 2015 Pay 2016 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	\$0	
7) 2015 Pay 2016 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	\$0	
8) Estimated Assessed Value Decrease Due to 2015 Pay 2016 Appeals Settlements in Allocation Area	\$0	
9) 2015 Pay 2016 Adjusted Net Assessed Value of Allocation Area (Line 4 - Line 5 + Line 6 - Line 7 - Line 8)		\$5,654,750
10) 2015 Pay 2016 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		1.00905
11) 2015 Pay 2016 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		\$1,574,756
12) 2015 Pay 2016 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		\$4,079,994
13) Estimated 2015 Pay 2016 Tax Rate for the Allocation Area (Round to Four Decimal Places)	2.9000	
14) Estimated 2015 Pay 2016 Incremental Tax Revenue ((Line 12/100) * Line 13)	\$118,320	
2015 PAY 2016 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		1.00905

I, Robin Lowder, Auditor of Hancock County, certify to the best of my knowledge that the above base assessed value calculation is full, true and complete for the tax increment finance allocation area identified above.

Dated 8/14/2015  
Robin D. Lowder  
 County Auditor (Signature)

Robin D. Lowder  
 County Auditor (Printed)

## DEPARTMENT OF LOCAL GOVERNMENT FINANCE CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name McCordsville (Combined) Economic Development Area

The base assessed value adjustment, as certified above, is approved by the Department of Local Government Finance.

Courtney Schaafsma  
 Commissioner, Department of Local Government Finance

8-25-15  
 Date

# PAY 2016 TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET

County Hancock County  
 Jurisdiction Hancock County  
 Allocation Code T30004  
 Allocation Area Name Mount Comfort Economic Development Area

Form Prepared By:  
 Name Greg Guerrettaz  
 Unit/Company Financial Solutions Group, Inc.  
 Phone Number 317-837-4933  
 Email Address finance@msn.com

1) 2014 Pay 2015 Base Assessed Value of Allocation Area	<u>\$71,594,382</u>	
2) 2014 Pay 2015 Incremental Assessed Value of Allocation Area	<u>50,052,428</u>	
3) 2014 Pay 2015 Net Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$121,646,810</u>
4) 2015 Pay 2016 Net Assessed Value of Allocation Area	<u>152,073,496</u>	
5) 2015 Pay 2016 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	<u>9,613,370</u>	
6) 2015 Pay 2016 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status		
7) 2015 Pay 2016 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	<u>15,178,157</u>	
8) Estimated Assessed Value Decrease Due to 2015 Pay 2016 Appeals Settlements in Allocation Area		
9) 2015 Pay 2016 Adjusted Net Assessed Value of Allocation Area (Line 4 - Line 5 + Line 6 - Line 7 - Line 8)		<u>\$127,281,969</u>
10) 2015 Pay 2016 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>1.04632</u>
11) 2015 Pay 2016 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		<u>\$74,910,634</u>
12) 2015 Pay 2016 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		<u>\$77,162,862</u>
13) Estimated 2015 Pay 2016 Tax Rate for the Allocation Area (Round to Four Decimal Places)		<u>2.7200</u>
14) Estimated 2015 Pay 2016 Incremental Tax Revenue ((Line 12/100) * Line 13)		<u>\$2,098,830</u>
2015 PAY 2016 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		<u>1.04632</u>

I, Robin Lowder, Auditor of Hancock County, certify to the best of my knowledge that the above base assessed value calculation is full, true and complete for the tax increment finance allocation area identified above.

Dated 8/14/2015  
Rob D. Lowder  
 County Auditor (Signature)

Robin D. Lowder  
 County Auditor (Printed)

## DEPARTMENT OF LOCAL GOVERNMENT FINANCE CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name Mount Comfort Economic Development Area

The base assessed value adjustment as certified above, is approved by the Department of Local Government Finance.

Courtney Schaafsma  
 Commissioner, Department of Local Government Finance

8-25-15  
 Date

**PAY 2016 TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET**

County Hancock County  
 Jurisdiction City of Greenfield  
 Allocation Code T30008  
 Allocation Area Name Greenfield North Economic Development Area #8

Form Prepared By:  
 Name Greg Guerrettaz  
 Unit/Company Financial Solutions Group, Inc.  
 Phone Number 317-837-4933  
 Email Address finance@fmsn.com

1) 2014 Pay 2015 Base Assessed Value of Allocation Area	<u>\$34,154,172</u>
2) 2014 Pay 2015 Incremental Assessed Value of Allocation Area	<u>-</u>
3) 2014 Pay 2015 Net Assessed Value of Allocation Area (Line 1 + Line 2)	<u>\$34,154,172</u>
4) 2015 Pay 2016 Net Assessed Value of Allocation Area	<u>\$35,289,445</u>
5) 2015 Pay 2016 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	<u>-</u>
6) 2015 Pay 2016 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	<u>-</u>
7) 2015 Pay 2016 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	<u>-</u>
8) Estimated Assessed Value Decrease Due to 2015 Pay 2016 Appeals Settlements in Allocation Area	<u>-</u>
9) 2015 Pay 2016 Adjusted Net Assessed Value of Allocation Area (Line 4 - Line 5 + Line 6 - Line 7 - Line 8)	<u>\$35,289,445</u>
10) 2015 Pay 2016 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)	<u>1.03323</u>
11) 2015 Pay 2016 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)	<u>\$35,289,115</u>
12) 2015 Pay 2016 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)	<u>\$330</u>
13) Estimated 2015 Pay 2016 Tax Rate for the Allocation Area (Round to Four Decimal Places)	<u>2.4900</u>
14) Estimated 2015 Pay 2016 Incremental Tax Revenue ((Line 12/100) * Line 13)	<u>\$8</u>
<b>2015 PAY 2016 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)</b>	<b><u>1.03323</u></b>

I, Robin Lowder, Auditor of Hancock County, certify to the best of my knowledge that the above base assessed value calculation is full, true and complete for the tax increment finance allocation area identified above.

Dated 8/14/2015  
Robin D. Lowder  
 County Auditor (Signature)

Robin D. Lowder  
 County Auditor (Printed)

**DEPARTMENT OF LOCAL GOVERNMENT FINANCE  
 CERTIFICATION OF TIF BASE NEUTRALIZATION**

Allocation Area Name Greenfield North Economic Development Area #8

The base assessed value adjustment as certified above, is approved by the Department of Local Government Finance.

Anthony J. Shaafsma  
 Commissioner, Department of Local Government Finance

8-25-15  
 Date